The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0315002153
Comm # (no dashes):	54235341456
County:	Door
Region:	Commerce
Site name:	Brunswick Station
Street Address:	56 N Madison Ave
City:	Sturgeon Bay
Closure Date	2000-09-28
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the	e WTM91 projection)
Easting (X):	726782.45730386
Northing (Y):	487361.374073638
Submitted by:	Cheryl Nelson

Checklist

\boxtimes	Final	Closure	Letter
KX			

- ☐ Copy of <u>recorded</u> deed Instrument for any property with GW >NR140 ES
- ⊠ General Location Map
- Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES

- MW(s) and/or potable wells
- □ Latest Table of GW results



2129 Jackson St
Oshkosh, Wisconsin 54901
(920) 424-0046
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

September 28, 2000

City of Sturgeon Bay Attn: Jay Krauss P.O. Box 47 Sturgeon Bay, WI 54235

RE:

CASE CLOSURE Approved

Brunswick Station, 56 N. Madison Avenue, Sturgeon Bay, WI

COMMERCE #54235-3414-56

Dear Mr. Krauss:

The Department is in receipt of documentation that the conditions necessary for site closure detailed in the CASE CLOSURE CONDITIONAL UPON RECEIPT OF DOCUMENTATION letter dated May 11, 2000 have been met. The Department considers that no further action is necessary and has updated our database to reflect this closure.

Thank you for your efforts in restoring Wisconsin's environment. If you have any additional questions, please contact me at 920-424-0046.

Sincerely,

Robert H. Klauk, P.G.

Hydrogeologist

Site Review Section

Bureau of PECFA

CC.

Joe Ramcheck - Envirogen

File - pf\pecfa\543\54235\341456\Close2.doc

605959

Document Number

val. 733 FALE 577

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

The North 50 feet of Lots Nine (9) and ten (10), in Block Eight (8), Plat of the Village of Bay View, Door County, Wisconsin.

RECEIVED FOR RECORD
REGISTER OF DEEDS
DOOR COUNTY

°00 AUG 22 AM 8 36

Marilyn Jadon

Recording Area

Name and Return Address

Lori De Jardin N8512 CTH A

Luxemburg, Wisconsin 54217

120

281-12-10080904
Parcel Identification Number (PIN)

STATE OF WISCONSIN)	
)	SS
COUNTY OF DOOR)	

- Section 1. Lori De Jardin is the owner of the above-described property.
- Section 2. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.
- Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required.

That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this $\frac{2200}{100}$ day of $\frac{2400}{100}$,

Signature:

Printed Name: Lon,

Title: AWNEr

Subscribed and swam in before me this 200 day of Augus 1 200

Notary Public,

My commission

This document was drafted by the Wisconsin Department of Commerce.

606492

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

Part of Lots 1 and 2, Block 9, Harris Addition to Bay View, City of Sturgeon Bay, and described as follows: Beginning at a point in the East line of Madison Street 177 feet North of the junction of said East line Madison Street with the North line of Maple Street said point of beginning also being the junction of said East line of Madison Street with the North line of alley, thence North 0°05' East along the said East line of Madison Street 84.5 feet, thence continuing along said East line of Madison Street North 4°17' East 64.5 feet, thence North 89°59' East 20 feet, thence South 28°07' East 79.29 feet, thence South 0°07' West 80 feet to a point in said North line of alley, thence along said North line of alley North 89°59' West 62.3 feet to point of beginning.

VOL 735 PAGE 37

RECEIVED FOR RECORD
REGISTER OF DEEDS
DOOR COUNTY

'00 SEP 6 PM 2 20

Marilyn Jadin

Tract Indexed

16 Pd

Recording Area

Name and Return Address Sturgeon Bay Waterfront Redevelopment Authority P.O. Box 47

Sturgeon Bay, Wisconsin

54235

STATE OF WISCONSIN)	
)	SS
COUNTY OF DOOR)	

281-24-15090102

Parcel Identification Number (PIN)

Section 1. Sturgeon Bay Waterfront Redevelopment Authority is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated soil remains on this property at depth in the vicinity of the former tank cavity and alleyway. Figure 1 represents the locations of petroleum contaminated soil above NR 720 residual contaminant levels of the Wisconsin Administrative Code. An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained across this property until: 1). The soil is actively remediated or removed or; 2). It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws.

Petroleum contaminated groundwater remains on this property. Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding NR140 ES Wis. Adm. Code. Figure 2 depicts the locations of petroleum contaminated groundwater above NR 140 ES of the Wis. Adm. Code.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 1st day of September 20 00.

[When appropriate use the following clause]:

By signing this document, William Galligan and Jon Hanson acknowledge that William Galligan and Jon Hanson are duly authorized to sign this document on behalf of Sturgeon Bay Waterfront Redevelopment Authority.

Signature: U

Printed Name: WILLIAM C. ALLICA.)

Title: VICE - CHAIRMAS

Subscribed and sworn to before me this 1st day of Sout, , 2000.

Notary Public, State of Celiaronacio My commission 5-12-2002

This document was drafted by the Wisconsin Department of Commerce.

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

A tract of land located in Block Nine (9) of Harris' First addition to the City of Sturgeon Bay, in Section Seven (7), Township twenty-seven (27) North. Range Twenty-six (26) East, Door County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Block 9; thence East 62.3 feet along the South line of Block 9 to the point of beginning of lands to be described; thence continuing along said South line East 102.50 feet; thence 269.35 feet along the arc of a curve to the right whose chord bears North 18°46'23" West 268.78 feet (radius 1204.11 feet, I-12 ° 48'59"); thence North 81°41'41" West 42.43 feet to the Easterly right-of-way line of Madison Avenue; thence along said right-of-way line 115.64 feet along the arc of a curve to the left whose chord bears South 15°45'54" West 1115.32 feet (radius 448.49, I-14°46'23"); thence North 89°58'00" East 20.10 feet: thence South 28°12'33" East 79.03 feet; thence South 00°06'00" West 80.00 feet to the point of beginning. Said parcel contains 19,892 square feet.

735 PAGE 33

RECEIVED FOR RECORD REGISTER OF DEEDS DOOR COUNTY

Marilyn Jadon

Tract Indexed 1/2 Pd

Recording Area

Name and Return Address Sturgeon Bay Waterfront Redevelopment Authority P.O. Box 47

Sturgeon Bay, Wisconsin 54235

281-24-15090103 Parcel Identification Number (PIN)

STATE OF WISCONSIN COUNTY OF DOOR

Sturgeon Bay Waterfront Redevelopment Authority is the owner of the above-described property. Section 1.

One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater Section 2. above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

It is the desire and intention of the property owner to impose restrictions on the property which will Section 3. make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Petroleum contaminated soil remains on this property at depth in the vicinity of the former tank cavity and alleyway. Figure 1 represents the locations of petroleum contaminated soil above NR 720 residual contaminant levels of the Wisconsin Administrative Code. An impermeable cap or cover is the selected remedial action to address residual soil contamination on the property. Therefore, an impermeable cap or cover (i.e. concrete, asphalt) shall be maintained across this property until: 1). The soil is actively remediated or removed or; 2). It can be shown that the soil has naturally degraded to levels shown to be protective of the environment and human health. If subsurface work is done in the contaminated areas, the contamination shall be properly treated or disposed of in accordance with applicable laws.

Petroleum contaminated groundwater remains on this property. Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination

exceeding NR140 ES Wis. Adm. Code. Figure 2 depicts the locations of petroleum contaminated groundwater above NR 140 ES of the Wis. Adm. Code.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

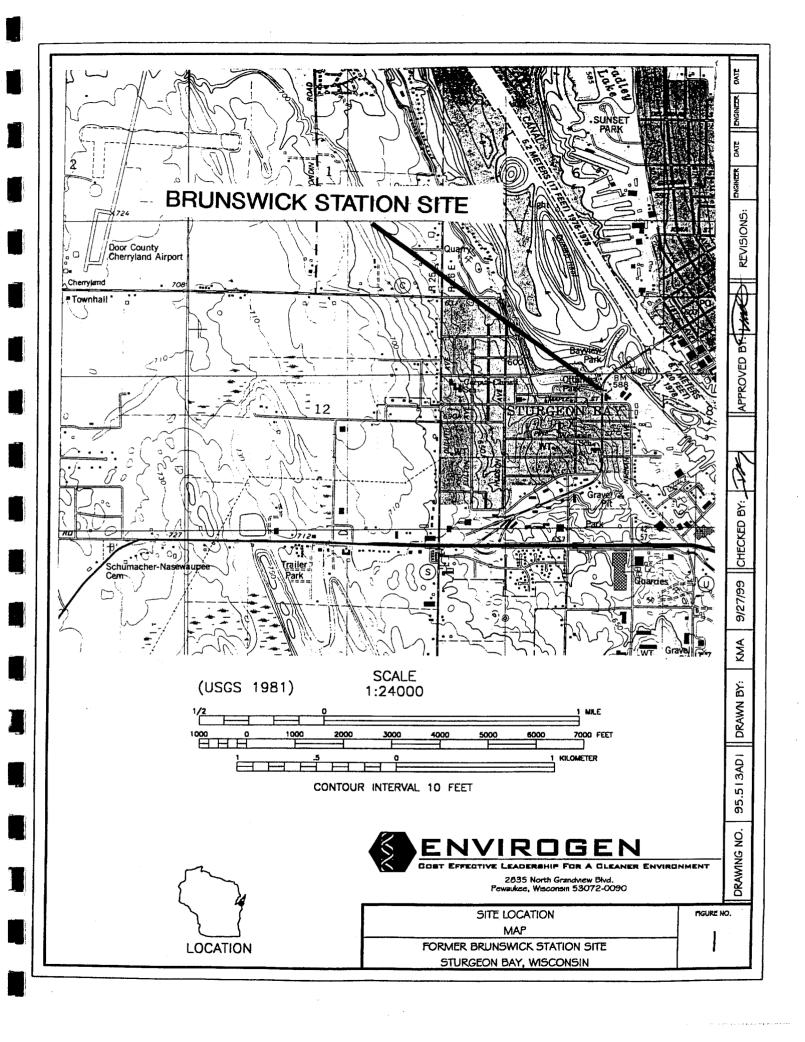
IN WITNESS WHEREOF, the owner of the property has executed this document, this $_1st__$ day of $_September_$, 20 00 .

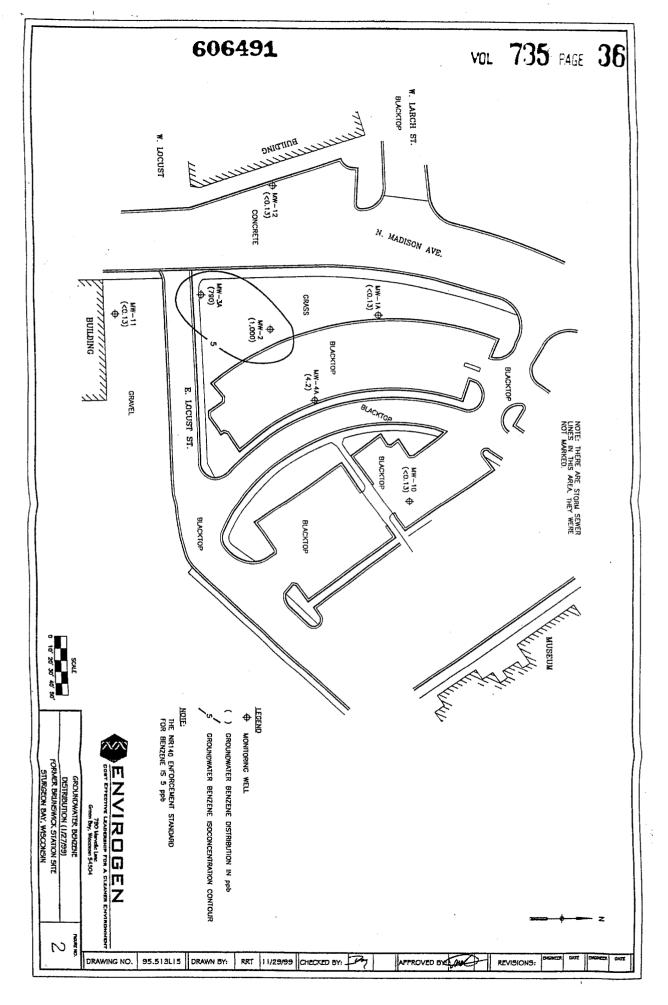
[When appropriate use the following clause]:

My commission

By signing this document, William Galligan and Jon Hanson acknow	vledge that William Galligan and Jon Hanson are
duly authorized to sign this document on behalf of Sturgeon Bay Wa	terfront Redevelopment Authority.
Signature: William In Wasai	Signature: Jon Hanner
Printed Name: WILLIAM C. GALLIGAN	Printed Name: Jon Hansen
Title: VICE - CHAIRMAN	Title: Secretary
Subscribed and sworn to before me this 15th day of Sant., 2000.	

This document was drafted by the Wisconsin Department of Commerce.





19000-190

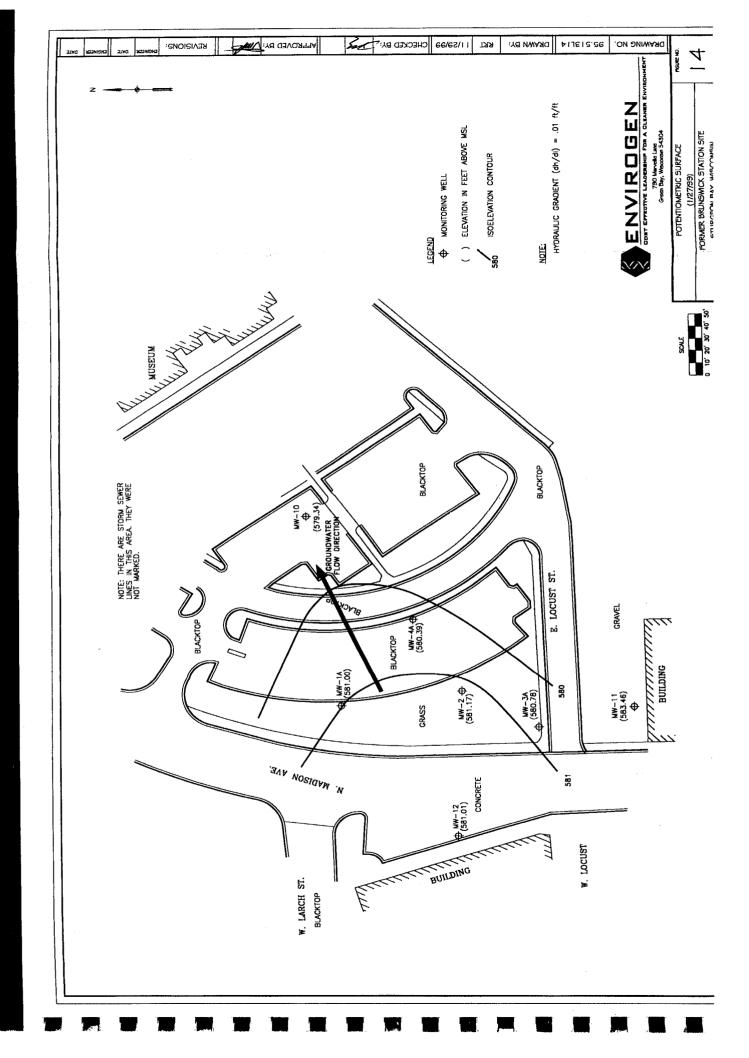


TABLE 5

Groundwater Sample Laboratory Analytical Results Curly's Cleaners Parking Lot Site Sturgeon Bay, Wisconsin May 27, 1999

의

n-propylbenzene	<0.76	<0.76	70	NS	NS
naphthalene	<0.35	<0.35	28	40	8
і ізоргоруі- Белгене	<0.26	<0.26	22	NS	NS
#-p-isopropyl-	<0.24	0.45	3.8	NS	SN
n-butylbenzene	<0.29	0.77	23	SN	NS
Xylenes	<0.27 <0.67	2.4 0.84	1,331	620	124
13.5 TMB	<0.27	2.4	210	NS	SN
112.4 \$110.B	<0.22	0.40	650	SN	NS
Tolnene	<0.27	<0.27	4.4	343	9.89
MERBO	<0.32	<0.32	110	09	12
Ednyl: Henzene	<0.32	<0.32		700	140
Benzeite	<0.27		920	5	0.5
sjainis	GP-1	— GP-3	— GP-4 —	NR 140 ES	NR 140 PAL
		0.	920		

Notes: All results are reported in ppb unless otherwise noted



Cross hatching indicates value equals or exceeds the NR 140 preventive action limit Shading indicates value equals or exceeds the NR 140 enforcement standard

MTBE: Methyl t-butyl ether

Enforcement standard Trimethylbenzene TMB: ES:

Preventive action limit

No standard PAL: NS:

Checked by: A

TABLE 6

Geoprobe Groundwater Sample Laboratory Analytical Results

Former Brunswick Station Site

Sturgeon Bay, Wisconsin

0.85

ſ		Т	T].	XJ				1
	Naphthalene	NA	NA	NA	930	1.5		NA	40	8	<u>w</u>
	MTBE		X	420	3,800	170	<1.0	270	09	12	
	1,3,5- TMB	<1.0	<1.0	7.2	1,100	1.0	130	350	SN	SN	
	f,2,4 TMB	2.4	<1.0	110	3,800	4.2	370	1,200	NS	NS	
	Total Xylenes	3.1	<3.0	089	15,000	100		008'9	620	124	310
	Toluenes	<1.0	<1.0	44	16,000	4.9	2.6	7,500	343	9.89	
	Ethylbenzene	<1.0	<1.0	68	2,800	1.3	55	1,100	700	140	
	Knzene		<0.50	1.2.087	\$ 18,200		1.24	4.0000	5	0.5	
	(ppm)	51	<50	3,100	41,000	420	26,000	43,000	NS	SN	
	Direction	08/28/96	08/29/96	08/29/96	08/29/96	08/29/96	96/30/80	96/30/80	nent Standard	e Action limit	
	Samples Location	GP-3	GP-6	GP-7	GP-9	— GP-10 —	GP-12	GP-13	NR 140 Enforcement Standard	NR 140 Preventive Action limit	
		<u> </u>	<u> </u>	<u> </u>	<u>l</u>	_	l,		<u>L</u>	<u> </u>	: נ

Notes:

All results are reported in ppb unless otherwise noted

Shading indicates value equals or exceeds the NR 140 enforcement standard

Cross-Section indicates value equals or exceeds the NR 140 preventive action limit

Gasoline range organics Trimethylbenzene Methyl t-butyl ether Not analyzed No standard

MTBE TMB:

Checked by:_

Approved by

Groundwater Sample Laboratory Analytical Results Former Brunswick Station Site Sturgeon Bay, Wisconsin TABLE 8

Signes Signes	Date	CROSE (ppm)	DRO'S (ppm) =	Rênzene Regere	Ethylhenzene	Toluene	Total Xylenes	-1;2- DCA	MTBE.	1,2,4- TMB	13,5- TMB	Naph: thalene	Dissolved Lead
	96/08/80	<50	<100	<0.50	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.5
	11/05/96	<\$0	<100	<0.50	<1.0	<1.0	<3.0	NA	3.5	<1.0	<1.0	NA	NA
MW-1	03/04/97	<50	<100	<0.13	<0.22	<0.20	<0.23	NA	<0.16	<0.22	<0.29	NA	NA
	05/08/97	<100	<100	<0.21	<0.21	<0.48	<0.58	NA	<0.21	<0.32	<0.27	NA	NA
	04/15/98	NA A	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW-1A	11/10/98	¥N	NA	<0.31	<0.26	<0.48	<1.0	NA	>0.66	<0.27	<0.18	<0.49	NA
1771 - 14 141	01/27/00	A N	AN	<0.13	<0.22	0.35	<0.23	NA	<0.16	<0.22	<0.29	NA	NA
	08/30/06	000 8	0006	25EP200			1,600	0\$>	520	460	140	100	<1.5
	11/05/96	40.000	24.000	200162	7607	.12,000	5,700	NA	3,300	089	220	NA	NA
	03/04/97	13,000	8 600			2,100	2,200	NA	1,200	340	110	NA	NA
C_WW_	76/80/50	0089	3.800			1,200	1,400	NA	170	280	110	NA	NA
7	04/15/98	A Z	A N		N AN	NA	NA	NA	NA	NA	NA	NA	NA
	11/10/98	₹ Z	¥Z	1,700		066	000'1	NA	<13	250	9/	70	NA
nah sa 🗀 - sa	01/27/99	NA NA	NA	1,000			790	NA	996	210	09	NA	NA
NR 140 Enforc	NR 140 Enforcement Standard	NS	SN	5	343	700	620	5	09	NS	SN	40	15
NR 140 Prevent	NR 140 Preventive Action Limit	SN	SN	0.5	9.89	140	124	0.5	12	SN	NS	8	1.5
Material A 11 aggril	A 11 14 one renorted in ann in lace otherwise noted	hab unless other	rwise noted									(Continued)	nued)

All results are reported in ppb unless otherwise noted Notes:

Shading indicates value equals or exceeds the NR 140 enforcement standard

Cross-Section indicates value equals or exceeds the NR 140 preventive action limit

210

Diesel range organics Gasoline range organics Trimethylbenzene Methyl t-butyl ether Not analyzed

DRO: GRO: TMB: MTBE NA: NS:

Checked by: Approved by

Groundwater Sample Laboratory Analytical Results TABLE 8 (Continued)

Former Brunswick Station Site

Sturgeon Bay, Wisconsin 200

nued)	(Continued)				490					wise noted	pb unless other	All results are reported in ppb unless otherwise noted	Notes: All results
1.5	8	NS	NS	12	0.5	124	140	9:89	0.5	NS	NS	ve Action Limit	4
15	40	SN	NS	09	5	620	007	343	5	SN	NS	ment Standard	NR 140 Enforcement Standard
NA	NA	<0.29	<0.22	011	NA	0.38	<0.20	<0.22		NA	NA	01/27/99	
NA	£0.98	<0.36	1.5	0,71	NA	12	1.0	<0.52	0)	NA	NA	11/10/98	MW-4A
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	04/15/98	
NA	NA	3	8.4	300	NA	17	1.3	0.61	(03)	220	520	05/08/97	
NA	NA	1.5	3.7	660	NA	12	0.82	0.65	0006	2,000	710	03/04/97	141
NA	NA	<1.0	1.1	390	NA	4.9	<1.0	<1.0	- 242	910	370	11/05/96	MW 4
<1.5	<5.0	<5.0	<5.0	\$ 0.65	<5.0	25	<5.0	<5.0	790	320	710	96/08/80	
NA	NA	<5.8	6.6	109/31	NA	4.6	<4.0	60	-:00:	NA	NA	01/27/99	
NA	$\times\!\!\!\times\!\!\!\!\times$	11	73	¥001,1	NA	110	9.6>	\times	0.000	NA	NA	11/10/98	MW-3A
NA	NA	NA	ΝΑ	NA	NA	NA	NA	NA	NA	NA	NA	04/15/98	
NA	NA	160	380	2,800	NA	0081		360	06-50	4,400	13,000	05/08/97	
NA	NA	89	160		NA		26		2,400)	2,900	5,500	03/04/97	
NA	NA	49	120	1,800	NA		22		(00)	4,000	5,200	11/05/96	MW-3
X	15 15	120	450	3300	<20	2,000	110	350	imi/s	6,000	12,000	96/08/80	
Wind Control	ग्रीब्रोहर	TIVB	E IMB	Charles of	DÇ.	Xylene :				(CLICITIE)	(finid)		Lowition
Trentari.	Nanham	10	10.4%	MITRE	10.00	Tion	and the second	15 hryther zene	Banzane		(HR)	Date	SHIFT

g

540

280

4.2

Diesel range organics Gasoline range organics Trimethylbenzene Methyl t-butyl ether Not analyzed

TMB: MTBE NA: NS:

GRO:

Cross-Section indicates value equals or exceeds the NR 140 preventive action limit Shading indicates value equals or exceeds the NR 140 enforcemen standard

Checked by: Approved by:

Groundwater Sample Laboratory Analytical Results Former Brunswick Station Site Sturgeon Bay, Wisconsin TABLE 8 (Continued)

Sample Execution	Date	(Upm)	DROS (ppm), \$	Benzenc	Ethylberzene i e e e e e e e e e e e e e e e e e	Toluene	Total Xylenes	71,2- DCA	MIBE	1,2,4- TMB	1,3,5. TMB	Naph thalene	Dissolved Lead
	04/15/98	NA	NA	<0.32	0.48	0.88	<1	NA	1.7	1.0	<0.64	NA	NA
MW-10	11/10/98	NA	NA	<0.10	<0.25	<0.10	<0.25	NA NA		<0.10	<0.10	<0.10	NA
	01/27/99	NA	NA	<0.13	<0.22	<0.20	<0.23	NA	2.5	<0.22	<0.29	NA	NA
	04/15/98	NA	NA	0.33	0.48	1.2	1.0	NA	0.46	1.2	0.7	NA	NA
MW-11	86/01/11	NA	NA	<0.10	<0.25	<0.10	<0.25	NA AN		<0.10	<0.10	<0.10	NA
	01/27/99	NA	NA	<0.13	<0.22	<0.20	<0.23	NA	66.0	<0.22	<0.29	NA	NA
	04/12/98	NA	NA	<0.32	<0.34	<0.35	<1.0	NA	<0.31	<0.35	<0.64	NA	NA
MW-12	11/10/98	NA	NA	<0.31	<0.26	<0.48	<1.0	NA	>0.66	<0.27	<0.18	<0.49	NA
	01/27/99	NA	NA	<0.13	<0.22	<0.20	<0.23	NA	1.0	<0.22	<0.29	NA	NA
NR 140 Enforcement Standard	ement Standard	NS	NS	5	343	700	620	5	09	SN	SN	40	15
NR 140 Preventive Action Limit	ive Action Limit	SN	SN	0.5	9.89	140	124	0.5	12	NS	NS	8	1.5
Notes: All result	All results are reported in ppb unless otherwise noted	b unless other	rwise noted									(Continued)	nued)

Shading indicates value equals or exceeds the NR 140 enforcement standard

Cross-Section indicates value equals or exceeds the NR 140 preventive action limit

GRO: TMB: MTBE

Diesel range organics Gasoline range organics Trimethylbenzene Methyl t-butyl ether Not analyzed

Approved by Checked by: